

The Site

The site on St Nicholas Street is currently occupied by the former MFA Bowling Alley and associated car park that was closed down in April 2019.

The site is an enclosed 'urban block' that sits within the Old Quayside area of Weymouth. The site area is approximately 0.38 hectares. It is in immediate proximity to the harbour, though being completely surrounded it has no actual waterside frontage. The narrow lanes St Nicholas Street, West Street and Johns Street define the north, east and west boundaries. The south boundary is enclosed by the buildings in Lower St Edmund Street. Neighbouring development includes a mix of residential and commercial use.

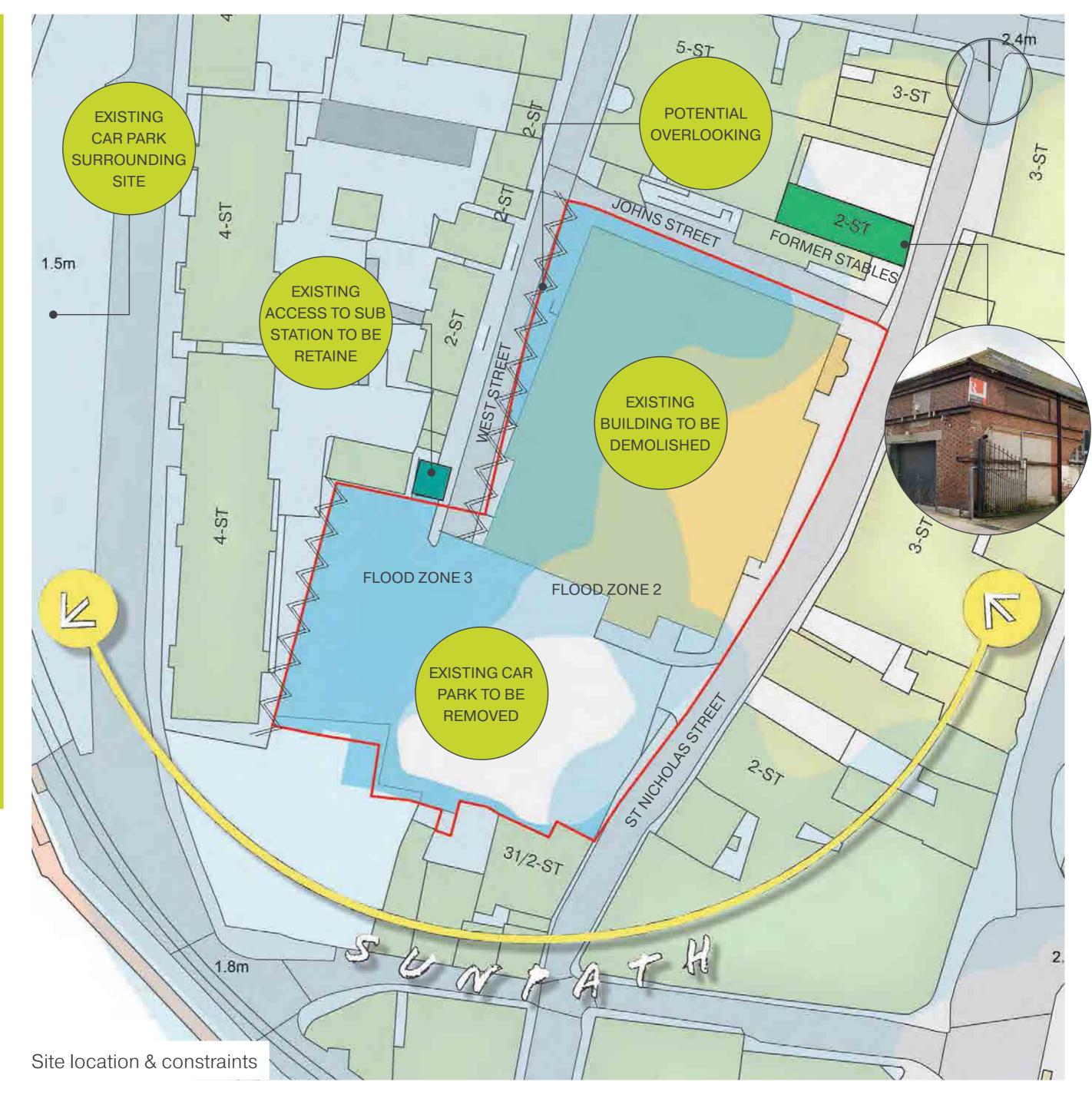
The Weymouth Town Centre Conservation Area Character Appraisal describes the character of this area thus:

The grid pattern of the town centre has many subtleties of townscape. There are many varied and enjoyable experiences in moving through the historic core, including a feeling of enclosure in the narrow streets and exposure to the views of wider areas. It is impossible to describe every nuance of the core, but it may be realistic to describe some of the more typical effects of the interplay between buildings, details, spaces, road lines and views in or out.

Though uses have changed over the years this area has adapted well to change, with new activities, linked to sailing, leisure and tourism, injecting new life into many of its historic buildings.

The site sits in Conservation Appraisal Sub-Area 3 the 'Melcombe Regis' plus New and East Streets and the part of Custom House Quay that is east of East Street. There are no listed or important local buildings on the site. There is one important local building on the opposite side of Johns Street, no 11 St Nicholas St, (a former stables or warehouse) with vitrified headers to the street frontage and a long side elevation with segmental arched openings and a hoist at first floor level.









The Proposal

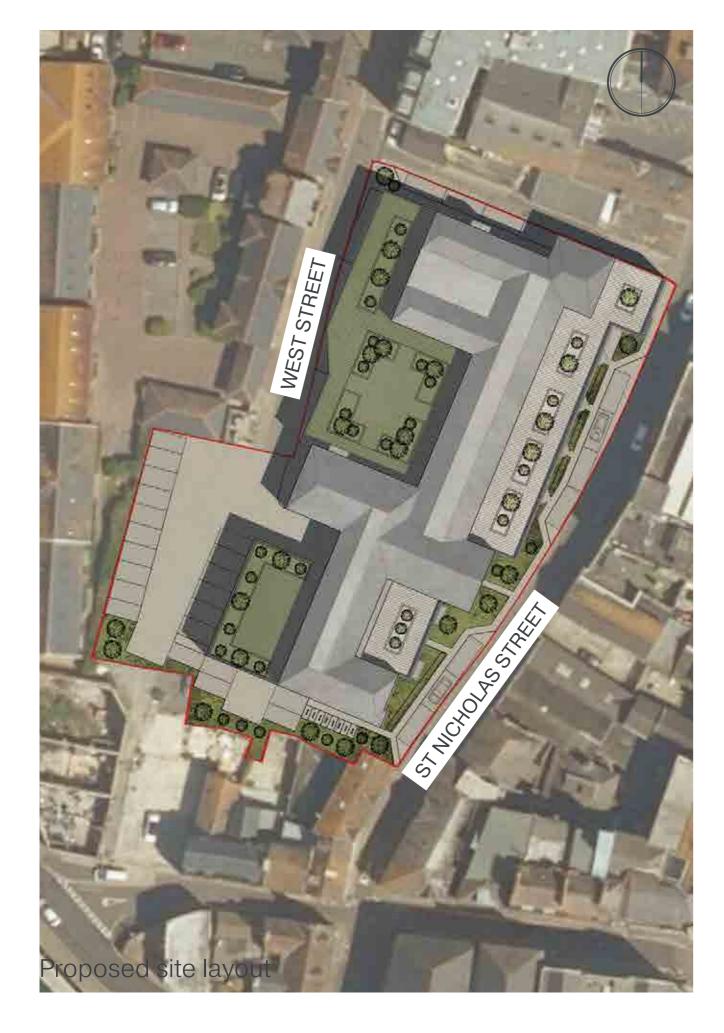
The proposal illustrated here is for the demolition of the bowling alley a comprehensive re-development of the site. The proposed scheme will be 'Mixed Use', with retail, commercial, workshops/studios offices on the ground floor and residential accommodation above.

This is a sustainable Urban Regeneration proposal, restoring the streetscape along St Nicholas Street and providing sustainable residential accommodation in the centre of Weymouth, on previously developed 'Brown Land'. The levels of allocated car parking required will be provided on site.

- The massing and scale of the proposal will respect the surrounding existing buildings which vary in height from 2 storey up to 5 storeys;
- The massing of the building will be stepped away from the existing buildings in West Street;
- The garden deck facing West Street will be 4.1m above ground level, which is lower than the existing bowling alley hall which is up to 6.5m high to the roof from ground level'
- The flats that face onto St Nicholas Street will match the existing buildings opposite in height.









Proposed massing model facing St. Nicholas Street





Proposed Accommodation

ACCOMMODATION SCHEDULE

TYPE	NO OF BEDS	NO
1B 2P FLAT	1	28
2B 3P FLAT	2	22
2B 4P FLAT	2	8
3B 4P FLAT	3	1
TOTALS		59

COMMERCIAL (GROUND FLOOR)

TYPE	NO
OFFICE	1
STUDIO / WORKSHOP	2
RETAIL	1
TOTALS	4



- The proposal provides 59no. flats, with a mix of 1B2P, 2B3P, 2B4P and 3B4P
- All units meet the Nationally Described Space Standard
- The corner retail unit will be 161msq (1700ftsq)
- Office workshop space will be 277msq (2981ftsq)
- Parking will be on the ground floor in an undercroft below the buildings. There are 19no. spaces for the commercial buildings and 59no. (one per flat) for the flats and an additional visitor space



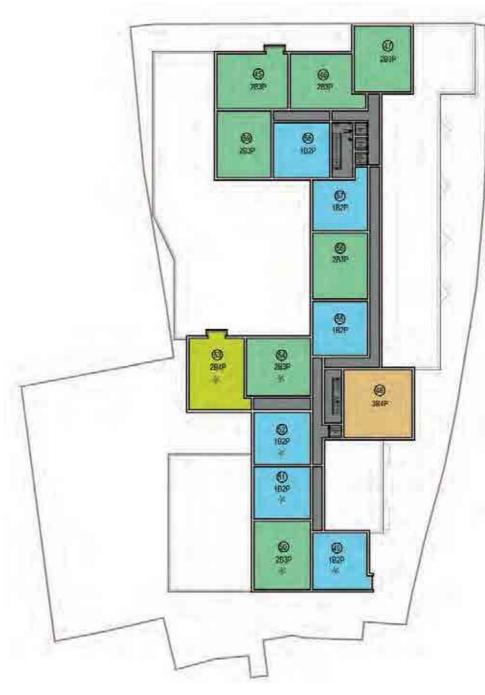
Ground floor plan (commercial)



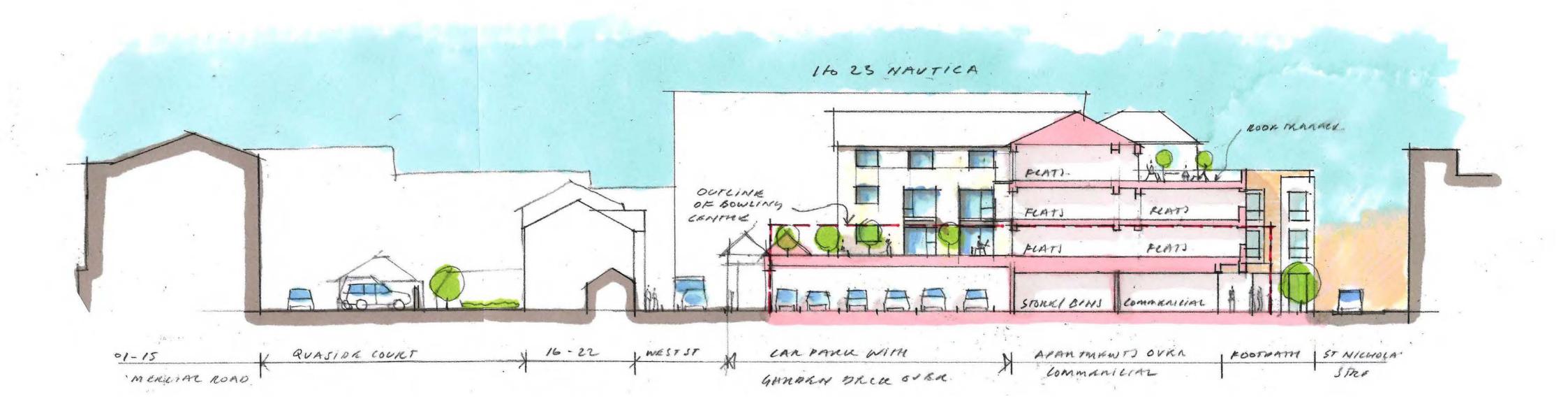
Second floor plan



First floor plan



Third floor plan







Urban Design Approach & Appearance

The proposal is designed to fit in with the scale of its surroundings, and the elevations will reflect the distinctive architectural character that is set out in the Town Centre Conservation Area Character Appraisal. The proposal will use traditional forms seen in the immediate area, detailed in a contemporary manner. The materials used will be brick, stone and render.

The upper storeys are stepped back – so that viewed from St Nicholas Street the proposal will appear as 3 storey high. Taller gables and bays pick out the entrances and the shop, and reflect the varied rooflines and warehouse bays that characterise these inner streets of the old quayside.

A particular feature seen in the area is the oriel and segmental bays. These are most often at first floor level, though there are examples of two storey bays. This is a feature that the new proposal will reflect using contemporary detail and materials.

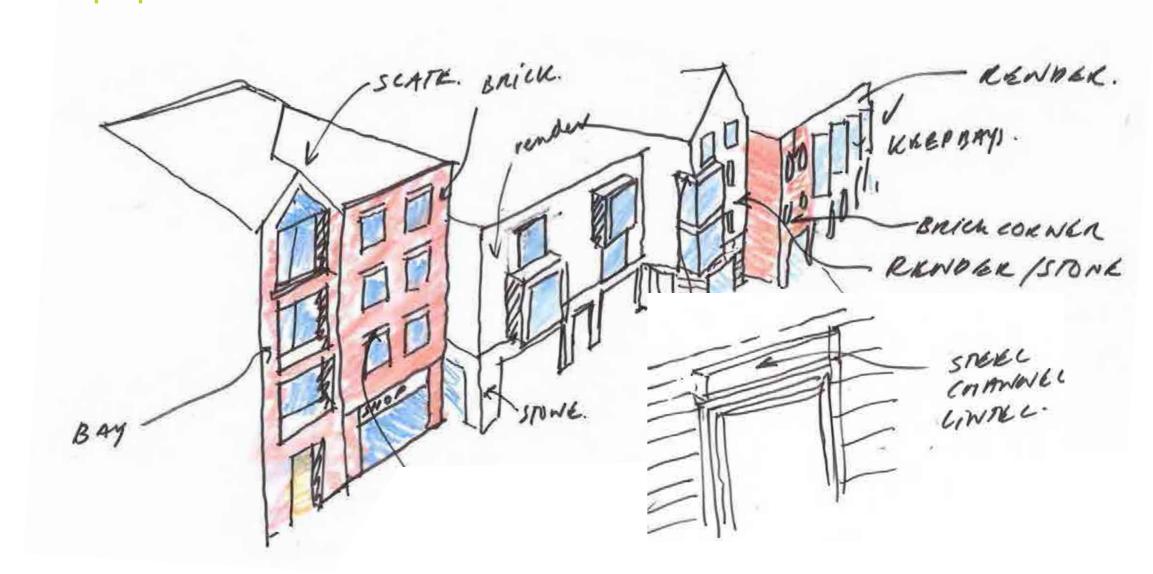








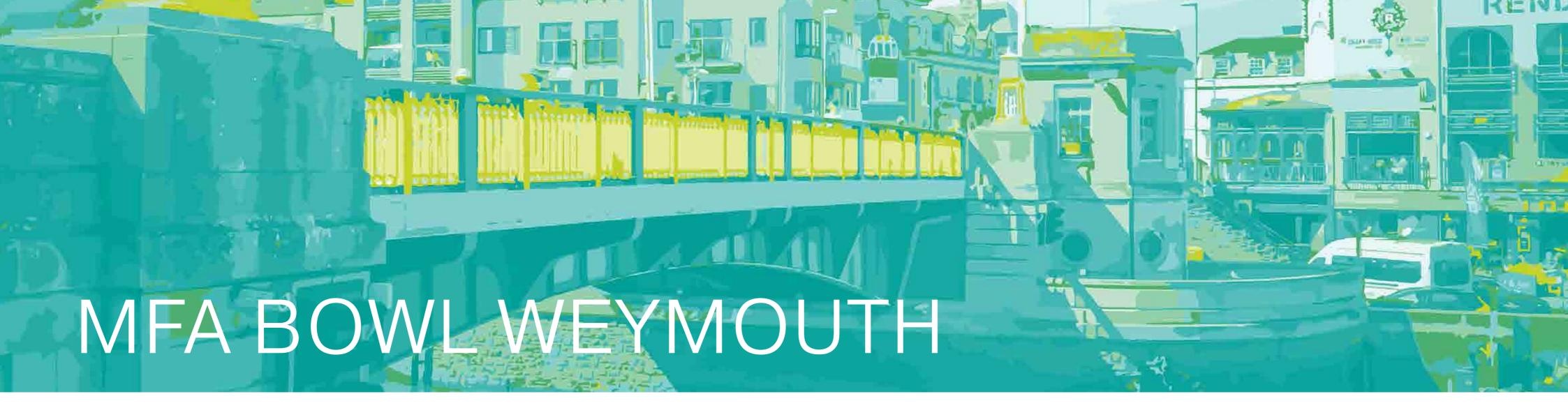












Urban Design Approach & Appearance









Urban Design Approach & Appearance

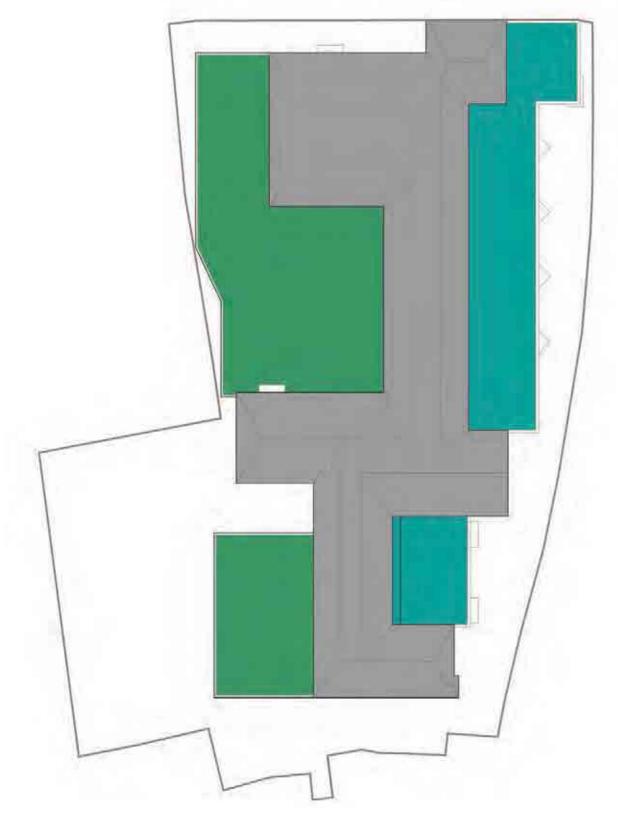








Parameter Plans



Storey heights plan

1 STOREY

3 STOREY

4 STOREY



Parking plan

RESIDENTIAL PARKING

COMMERCIAL PARKING

UNALLOCATED PARKING RESIDENTIAL CYCLE SPACES

COMMERCIAL & VISITOR CYCLE SPACES



Amenity space plan (first floor)

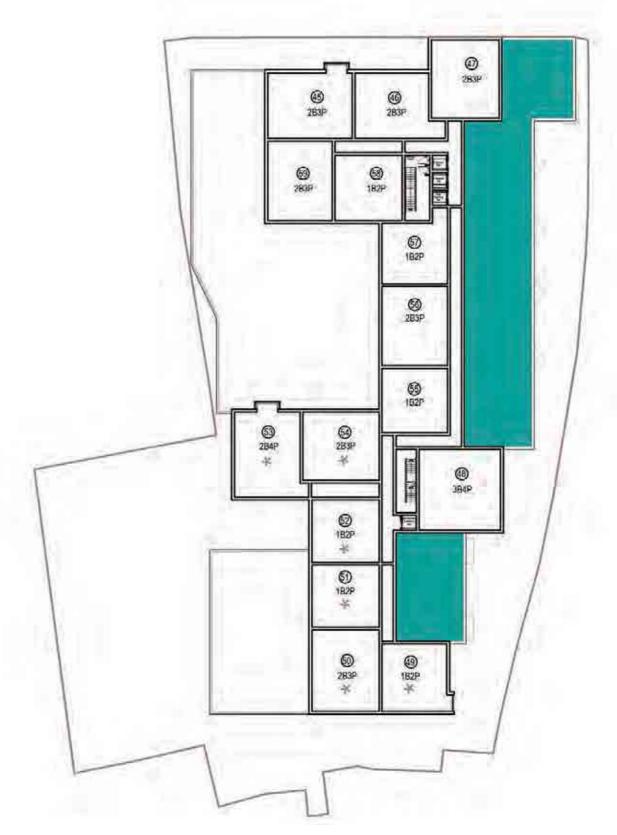
OPEN SPACE

SHARED DECKING ROOF TERRACE



Amenity space plan (second floor)

OPEN SPACE SHARED DECKING ROOF TERRACE



Amenity space plan (third floor)

OPEN SPACE SHARED DECKING ROOF TERRACE

